



MEETING DATE: April 2, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: To Consider a Rezoning request from Single Family Residential District ("R-1") to General Business District ("C-3") for the West 64.4 feet of Lots 5 & 6, Block 85, Original Townsite of Mission Subdivision, located at the Northeast corner of Keralum Avenue and East 5th Street (Rafael Ramirez Street), Applicant: Alicia Castillo, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 11, 2025 – Application for rezoning was submitted to the City
- March 21, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- March 21, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200' of subject tract.
- April 2, 2025 – Public Hearing and consideration of the rezoning request by the Planning and Zoning Commission
- April 14, 2025 – Public Hearing and consideration of the rezoning ordinance by City Council

Summary:

- The applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to General Business District ("C-3") to allow a commercial business in the property. **(ATTACHMENT I).**
- The subject property measures 64.40 feet along Rafael Ramirez Street and 100 feet along Keralum Avenue for a total of 6,440.00 square feet. There are no minimum lot dimensions for lots in the "C-3" district. **(ATTACHMENT II).**
- There is a commercial building in the subject property that measures 40 feet by 60 feet for a total of 2,000 square feet. The building was built in the year 1974 as per the records of the Hidalgo County Appraisal District. **(ATTACHMENT II).**
- The surrounding zones consist of Single-family Residential District ("R-1") in all directions **(ATTACHMENT III).**
- The surrounding land uses consist of single-family homes to the East and North, Multifamily Residential to the West and a church to the South **(ATTACHMENT IV).**
- The future land use map designates this property as Low Density Residential **(ATTACHMENT V).**
- The entire neighborhood was rezoned to Single-family Residential district ("R-1") during comprehensive rezoning in the year 2005.
- A list of permitted and conditional uses for the C-3, C-2 and C-1 commercial zones is included **(ATTACHMENT VI).**

- Staff mailed out (26) legal notices to surrounding property owners. The Planning Staff has not received any objections to the rezoning request from surrounding property owners.

STAFF RECOMMENDATION:

Approval

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

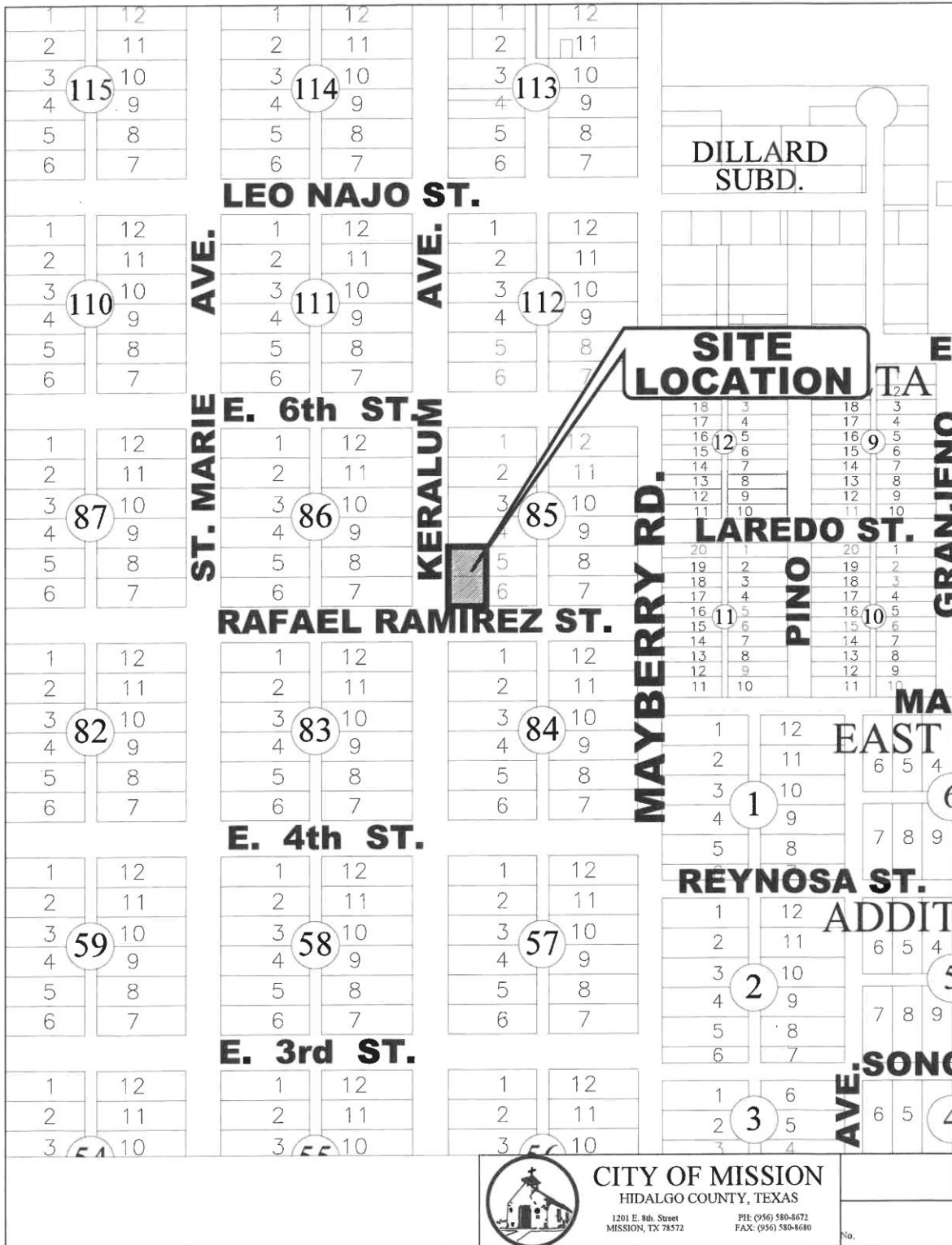
TABLED:

_____ AYES


_____ NAYS

_____ DISSENTING _____

ATTACHMENT - I LEGAL NOITICE



ATTACHMENT II – SURVEY



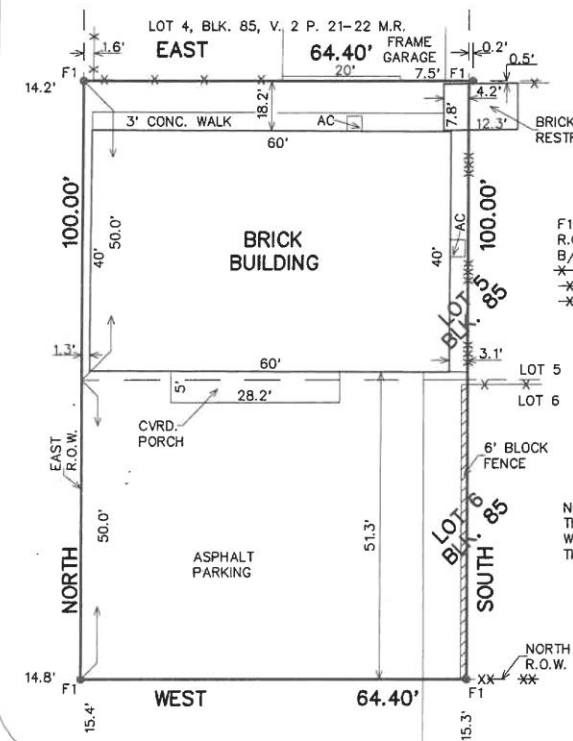
PEÑA ENGINEERING
 FIRM #10087200 • 1001 WHITEWING • P.O. BOX 4320
 (956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA

NOTE: BASIS OF BEARING
 THE WEST LINE OF LOTS
 5 & 6, ORIGINAL TOWNSITE
 OF MISSION, V. 2 P. 21-
 22 M.R.

N
O
R
T
H

SCALE: 1"=20'
 CAD: MISSION05-6
 JOB No. 67921

LOT 4, BLK. 85, V. 2 P. 21-22 M.R.



BRICK BUILDING

FRAME GARAGE

BRICK RESTROOM

3' CONC. WALK

CVRD. PORCH

ASPHALT PARKING

LOT 5

LOT 6

LOT 85

LOT 4

BRICK BUILDING

FRAME GARAGE

BRICK RESTROOM

3' CONC. WALK

CVRD. PORCH

ASPHALT PARKING

LOT 5

LOT 6

LOT 85

LOT 4

LEGEND

F1 - FOUND 1/2" DIAMETER IRON ROD

R.O.W. - RIGHT OF WAY

B/C - BACK OF CONC. CURB & GUTTER

XX - 6' CEDAR FENCE

XX - 5' CHAIN LINK FENCE

XXX - 4' CHAIN LINK FENCE

NOTE: SURVEY PREPARED WITHOUT
 THE BENEFIT OF A TITLE COMMITMENT
 WHICH MAY SHOW EASEMENT OF RECORD
 THAT MAY AFFECT THE PROPERTY.

RAFAEL RAMIREZ
 V. 2 P. 21-22 M.R.

BUYER'S NAME: ALICIA A. CASTILLO

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel No. 480345 0005 C
 Map Revised: November 20, 1991

☐ Zone "A" - This is to certify that this property is in a flood prone area.

☐ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.

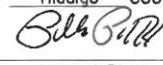
☒ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2019 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: 701 E. Rafael Ramirez Mission, TX

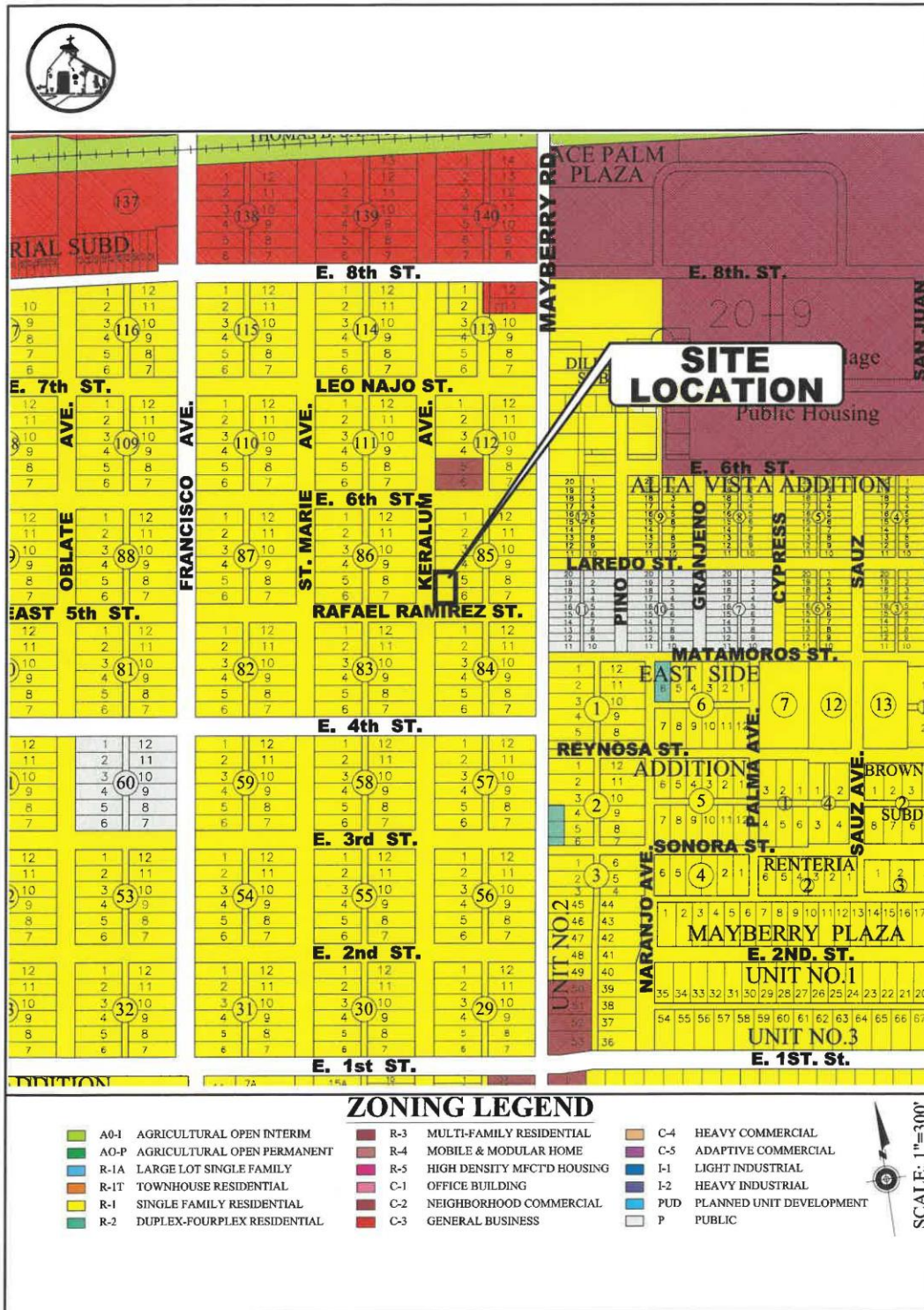
LEGAL DESCRIPTION: The WEST 64.4 feet of Lots 5 & 6, Block 85, ORIGINAL TOWNSITE OF MISSION, Hidalgo County, Texas,

ACCORDING TO THE MAP RECORDED IN VOLUME 2 PAGE 21-22
 OF THE Map RECORDS OF Hidalgo COUNTY, TEXAS.


 PABLO PEÑA III
 REG. PROFESSIONAL LAND SURVEYOR No. 5242

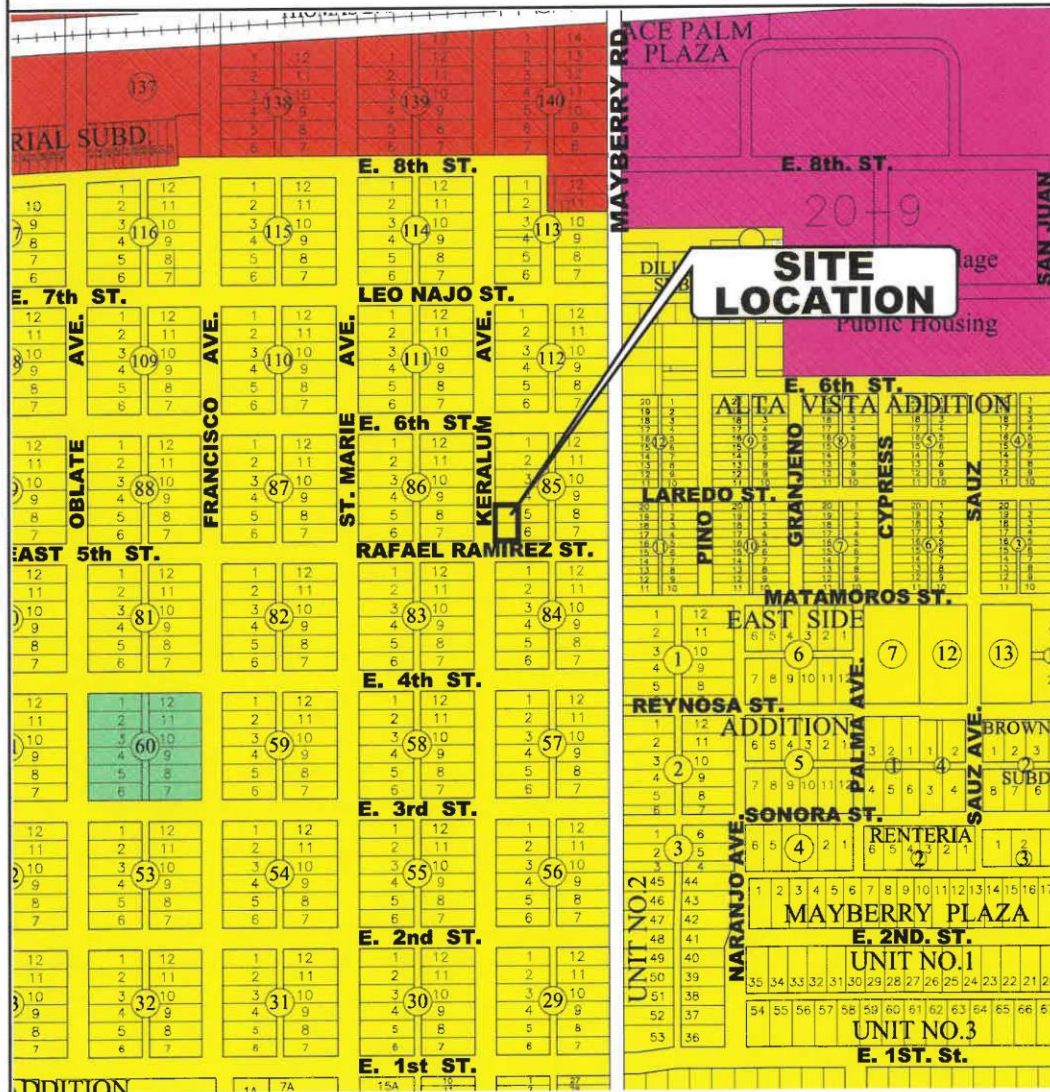
12-30-2019
 DATE






ATTACHMENT III - ZONING MAP



ATTACHMENT IV - AERIAL





 - LD - Low Density Res.
 - LDA - Lower Density Res.
 - MD - Moderate Density Res.
 - HD - High Density Res.
 - ● - Neighborhood Commercial

- GC - General Commercial
- HC - Heavy Commercial
- I - Industrial
- P - Public
- PUD - Planned Unit Development



SITE PHOTO



ATTACHMENT VI– Permitted and Conditional Uses

GENERAL BUSINESS DISTRICT (“C-3”)

PERMITTED USES

- All uses permitted in C-1 and C-2
- Any retail business except for lumberyards or contractor yard, farm equipment or other heavy equipment sales, general warehousing.
- Hotel, motel and restaurants
- Printing, publishing, and allied products manufacturing
- Rail and motor vehicle transportation passenger terminals
- Telephone, television, radio or similar media stations but not including public microwave, radio and television towers.
- Any wholesale trade accessory to any permitted retail operation except for agricultural products
- Signs
- Automotive repair, paint and body shops
- Credit access business but not within 1,500 feet of another credit access business
- In the Original Townsite R-3 uses

CONDITIONAL USES

- R-3 uses except mobile homes
- Gasoline service stations
- Drive-thru service window for food establishment
- Planned shopping centers
- Restaurants that serve liquor for on-premise consumption
- Bars, cocktail lounges, taverns, saloons, dance halls or nightclubs
- Amusement parks, circus or carnival grounds
- Portable buildings
- Light industry uses
- Telephone, radio or television towers
- Crematoriums in association with a funeral home establishment
- Indoor gun shooting range
- Mobile food units
- Storage unit facilities
- BYOB establishments

PROHIBITED USES

- Any use not listed above

ATTACHMENT VI – Permitted and Conditional Uses

NEIGHBORHOOD COMMERCIAL DISTRICT (“C-2”)

PERMITTED USES

- Generally recognized retail businesses which supply commodities on the premises for persons residing in adjacent residential areas such as groceries, meats, dairy products, baked goods, clothing or hardware and similar uses
- Personal services establishments which perform services on the premises such as: Repair shops, tailor shops, beauty parlors or barber shops, photographic studios and self-service laundries but not automotive repair services
- Dry cleaning establishments or pick up stations dealing directly with the consumer
- Personal services including the following: Outpatient medical clinics, offices of doctors, dentists and similar professions
- Accessory uses related to a principal use above
- On-premise signs
- Daycare services
- Changeable copy signs not along the expressway corridor
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- R-3 uses except for mobile homes
- Gasoline service stations
- Drive thru service window business for food establishments
- Business establishments such as banks, loan companies, insurance, and real estate offices
- Restaurants or bars
- Planned neighborhood convenience centers
- Accessory structures and uses incidental to the permitted uses above
- Portable buildings
- Household goods, warehousing or storage by individuals in rented storage units
- Veterinary hospitals or clinics all in an enclosed building with no noise or odor outside
- Telephone, radio or tv communication towers
- Limousine rental services
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

ATTACHMENT VI – Permitted and Conditional Uses

OFFICE BUILDING DISTRICT (“C-1”)

PERMITTED USES

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studies including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Drive-thru service window business for food establishments
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

M5200-00-083-0010-00 (239222)
CRUZ MARIA & SANDRA I ANDRADE
A/K/A ALVAREZ
415 N KERALUM AVE
MISSION TX 78572

M5200-00-084-0001-00 (239226)
CHURCH OF GOD OF PROPHECY OF
SEVERO G & ELVIRA S CHAPA TRST
1000 OBLATE AVE
MISSION TX 78572

M5200-00-084-0010-00 (239235)
CANO ERNESTO & MARIA DE LA LUZ
415 N MAYBERRY STREET
MISSION TX 78572

M5200-00-085-0001-00 (239238)
SERVELLON DAVID & VELMA LEE
OLIVAREZ
518 N KERALUM AVE
MISSION TX 78572

M5200-00-085-0004-00 (239241)
ESPINOSA JOSE LUIS
506 N KERALUM AVE
MISSION TX 78572

M5200-00-085-0006-00 (239243)
VELA JOSE & EMMA
703 E RAFAEL RAMIREZ
MISSION TX 78572

M5200-00-085-0009-00 (239246)
OLIVAREZ AGUSTIN & MARIA B
509 N MAYBERRY ST
MISSION TX 78572

M5200-00-086-0007-00 (239255)
DILLARD GILBERT JR
2809 PUEBLO DEL NORTE CT
MISSION TX 78574

M5200-00-086-0011-00 (239259)
DILLARD GILBERT JR
2809 PUEBLO DEL NORTE CT
MISSION TX 78574

M5200-00-083-0011-00 (239223)
VILLARREAL MARIA E & JUAN JOSE
1007 E 2ND ST
MISSION TX 78572

M5200-00-084-0002-00 (239227)
HERRERA VELMA
414 N KERALUM AVE
MISSION TX 78572

M5200-00-084-0011-00 (239236)
MARTINEZ ANGEL & AIDA
417 N MAYBERRY ST
MISSION TX 78572

M5200-00-085-0002-00 (239239)
CASTILLO ALICIA A
2202 NICOLE DR
MISSION TX 78574

M5200-00-085-0005-00 (239242)
VELA JOSE
703 E 5TH ST
MISSION TX 78572

M5200-00-085-0007-00 (239244)
SANTILLAN ROBERTO
1401 BETTY DR
MISSION TX 78572

M5200-00-085-0011-00 (239247)
LUNA RUBEN
519 N MAYBERRY ST
MISSION TX 78572

M5200-00-086-0008-00 (239256)
DILLARD GILBERT JR
2809 PUEBLO DEL NORTE CT
MISSION TX 78574

M5200-00-086-0012-00 (239260)
DILLARD GILBERT JR
2809 PUEBLO DEL NORTE CT
MISSION TX 78574

M5200-00-083-0012-00 (239224)
VILLARREAL RAFAEL G Jr
421 N KERALUM AVE
MISSION TX 78572

M5200-00-084-0003-00 (239228)
PEREZ JOSE G & PAULA DURAN
CASTILLO
412 N KERALUM AVE
MISSION TX 78572

M5200-00-084-0012-00 (239237)
SANCHEZ JACOB
325 E 11TH ST A
LA JOYA TX 78560

M5200-00-085-0003-00 (239240)
BAZALDUA DIONICIO
508 N KERALUM AVE
MISSION TX 78572

M5200-00-085-0005-05 (573641)
CASTILLO ALICIA A
2202 NICOLE DR
MISSION TX 78574

M5200-00-085-0008-00 (239245)
RAMIREZ BENITO & CLAUDIA M
505 N MAYBERRY ST
MISSION TX 78572

M5200-00-085-0012-00 (239248)
MURILLO AURORA GARZA
6614 AMBERWOOD DR
SAN ANTONIO TX 78242

M5200-00-086-0009-00 (239257)
CAVAZOS MANUEL C & GUADALUPE
509 N KERALUM AVE
MISSION TX 78572

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR THE WEST 64.4 FEET OF LOTS 5 & 6, BLOCK 85,
ORIGINAL TOWNSITE OF MISSION SUBDIVISION, LOCATED AT THE NORTHEAST
CORNER OF KERALUM AVENUE AND EAST 5TH STREET (RAFAEL RAMIREZ STREET),
FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-3 (GENERAL BUSINESS)**

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of April 2, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 5:30 p.m. Monday, April 14, 2025, in the Council Chambers of the City Hall to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED:

Legal Description	From	To
The West 64.4 feet of Lots 5 & 6, Block 85, Original Townsite of Mission Subdivision	R-1	C-3

READ, CONSIDERED AND PASSED, this the 14th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary